

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 09 TO LEASE NO. GS-09B-01159
ADDRESS OF PREMISES  1333 Front Street San Diego, CA 92101	PDN Number: N/A

USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT."

**THIS AMENDMENT** is made and entered into between **One Ten Investors, LLC**

whose address is: 1900 Avenue of the Stars, Suite 340  
Los Angeles, CA 90067- 4316

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to extend the term.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution of the Government as follows:

Paragraphs 9 and 10 are deleted and replaced and Paragraph 45 is added

9. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on October 31, 2002 through the extended term of October 30, 2017, subject to (90) day termination rights after October 30, 2016. The extended term commences October 31, 2014.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: (b) (6)  
 Name: Larry Becker  
 Title: Lease Contracting Officer  
 Entity Name: One Ten Investors, LLC  
 Date: 9/26/14

**FOR THE GOVERNMENT:**

Signature: (b) (6)  
 Name: Larry Becker  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 10/2/14

**WITNESSED FOR THE LESSOR BY:**

Signature: (b) (6)  
 Name: Andrew Com  
 Title: Asst Controller  
 Date: 9/26/14

**10. RENT**

The Government shall pay the Lessor annual rent, exclusive of operating cost increases, as follows:

Effective October 31, 2002 through October 30, 2007, annual rent of \$732,630.17 at a rate of \$61,052.51 per month in arrears

Effective October 31, 2007 through October 30, 2014, annual rent of \$676,529.52 at a rate of \$56,377.46 per month in arrears.

The Government shall pay the Lessor annual rent, inclusive of past operating cost increases, as follows:

Effective October 31, 2014 through October 30, 2017, annual rent of \$815,638.03 at the rate of \$67,969.84 per month in arrears.

Rent for a lesser period shall be prorated. Rent shall be payable to:

One Ten Investors, LLC  
1900 Avenue of the Stars, Suite 340  
Los Angeles, CA 90067 - 4316

**45. Square Footage Reconciliation**

The Space, and other areas of the Building, shall be measured in accordance with prevailing ANSI/BOMA standards to correct, if necessary, the Common Area Factor (CAF) determined by the building Owner and applied by the Owner to the ANSI/BOMA Office Area square feet to determine the rentable square feet for the leased space. The rent for the Space will be adjusted based upon the corrected CAF and rentable square footage and reconciliation of the annual rent shall be memorialized by Lease Amendment.

INITIALS: AF & UB  
LESSOR GOV'T